

State of South Carolina

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

A. B. Coleman & Lorena F. Coleman

SEND GREETING:

WHEREAS, we the said A. B. Coleman & Lorena F. Coleman in and by our certain promissory note in writing of even date with these Presents, are well and truly indebted unto the CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., in the full and just sum of Five Thousand & no/100 - - - - (\$ 5000.00) Dollars, with interest from the date hereof at the rate of seven per cent (7 %) per annum, unpaid interest to bear interest at the same rate, to be repaid in installments of

Eight & no/100 - - - - (\$ 80.00) dollars

due and payable on the 5th day of each and every calendar month hereafter until the full principal sum, with interest and all costs, insurance, and expenses incurred in connection with said loan, has been paid, said monthly payments to be applied first to the payment of interest, and then to payment of principal, costs, expenses and insurance, if any, incurred; and said note further providing that if at any time any portion of the principal or interest due hereunder shall be past due and unpaid for a period of sixty (60) days, or upon failure to comply with any of the by-laws of said Association, or with any of the stipulations of this mortgage, the whole amount due under said note, shall at the option of the holder become immediately due and payable, and said note further providing for a reasonable attorney's fee besides all costs and expenses of collection, to be added to the amount due on said note, and collectible as a part thereof, if the same be placed with an attorney for collection, or if said debt, or any part thereof, be collected by an attorney or by legal proceedings of any kind.

KNOW ALL MEN BY THESE PRESENTS, That we the said A. B. Coleman & Lorena F. Coleman, in consideration of the said debt and sums of money aforesaid, and for the better securing the payment thereof to the said CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., according to the terms of the said note, and also in consideration of the further sum of Three (\$3.00) Dollars to us the said mortgagor, in hand well and truly paid by the said mortgagee, at and before the sealing and delivery of these Presents (receipt of which is hereby acknowledged), have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., its successors and assigns:

That certain lot, parcel or tract of land, with all improvements now constructed thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Chick Springs Township, containing 9 (nine) acres, more or less, on the Batson Road and Buckhorn Creek, bounded by lands of Mrs. James Batson, George Morgan and Wiggins, and having the following courses and distances, to wit:-

BEGINNING at an iron pin on the south side of the Batson Road, corner of the Wiggins tract (formerly M. T. Loftis and Mae C. Loftis), and running thence along the line of same, S. 14.30° E. to Buckhorn Creek; thence up said Creek to the corner of the Mrs. James Batson land; thence along line of same, 640 feet to an iron pin; thence along said Batson line, N. 14.30° W. approximately 300 feet to the south side of the Batson Road; thence along said Batson Road to the beginning corner.

This is all the remainder of the tract of land conveyed to W. E. Coleman and Thelma C. Coleman by deed of J. H. Strickland, recorded in Deed Book 439, page 376, R. M. C. office for Greenville County.

This is the same property conveyed to us by W. E. & Thelma C. Coleman by deed dated March 24, 1956, to be recorded in R. M. C. Office for Greenville County.